

028.A

0003

0003.A

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

377,500 /

377,500

USE VALUE:

377,500 /

377,500

ASSESSED:

377,500 /

377,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP

Unit #: 3

Owner 1:	CHEN YUETING & LI
Owner 2:	
Owner 3:	

Street 1: 45 TROWBRIDGE ST

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1: 215 MASS AVE CONDO LLC -

Owner 2: -

Street 1: 30 SLADE STREET

Twn/City: BELMONT

St/Prov: MA Cntry:

Postal: 02478

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 581 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7318																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102	0.000	377,500			377,500			316181
Total Card	0.000	377,500			377,500			GIS Ref
Total Parcel	0.000	377,500			377,500			GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	649.74	/Parcel: 649.7			Insp Date
								11/30/17

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	366,900	0	.	.	366,900	366,900 Year End Roll
2019	102	FV	315,100	0	.	.	315,100	315,100 Year End Roll
2018	102	FV	280,600	0	.	.	280,600	280,600 Year End Roll
2017	102	FV	247,200	0	.	.	247,200	247,200 Year End Roll
2016	102	FV	247,200	0	.	.	247,200	247,200 Year End

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
215 MASS AVE CO	67211-506		5/6/2016		301,000	No	No		
HARMAN ALICE M,	63536-34		4/28/2014	Convenience		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2017	Measured	DGM	D Mann
1/22/2015	NEW CONDO	PC	PHIL C

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

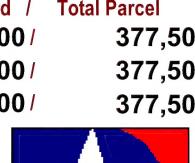
Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro



EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

UnSketched SubAreas:
GLA: 581,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1966
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10
Prim Int Wall:	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 30 %
Bsmnt Flr:	3 - Hardwood
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled: 0

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor

% Own:	1.920000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	19. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	19.9 %

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.53270221
Const Adj.:	1.02479637
Adj \$ / SQ:	502.626
Other Features:	33000
Grade Factor:	1.00
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471288
Depreciation:	93786
Depreciated Total:	377501

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 728.81
Special Features:	0	Val/Su Net: 649.74
Final Total:	377500	Val/Su SzAd 649.74

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

028.A-0003-0003.A

Total:

Total Yard Items:

Total Special Features:

More: N

Total:

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3 BRS: 1 Baths: 1 HB	

REMODELING**RES BREAKDOWN**

Exterior:		No Unit	RMS	BRS	FL
Interior:		1	3	1	
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
Totals					
		1	3	1	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	581	502.630	292,026						
Size Ad	581	Gross Are	581	FinArea	581					
Net Sketched Area: 581 Total: 292,026										

IMAGE**AssessPro Patriot Properties, Inc**